

1 BILL NO. B-80-07-08

2 DECLARATORY RESOLUTION NO. B-70-80

3
4 A DECLARATORY RESOLUTION designating
5 an "Urban Development Area" under
6 I.C. 6-1.1-12.1.

7 WHEREAS, Mr. Joseph Dahm duly filed his petition dated
8 June 18, 1980, for designation of the following described pro-
9 perty as an "Urban Development Area" in accordance with Di-
10 vision 6, Article II, Chapter 2 of the Municipal Code of the
11 City of Fort Wayne, Indiana of 1974 and I.C. 6-1.1-12.1, to-wit:

12 Lot 55, Lot 56 West 1/2 and Lot 57
13 Hamilton Second Addition.

14 located at and commonly known as:

15 1509 South Calhoun Street
16 Fort Wayne, Indiana 46802

17 WHEREAS, it appears that said petition should be processed
18 to final determination in accordance with the provisions of
19 said Division 6.

20 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
21 THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That subject to the requirements of Section 2,
23 below, the above described property is hereby designated and
24 declared an "Urban Development Area" under I.C. 6-1.1-12.1.

25 SECTION 2. That the foregoing is subject to:

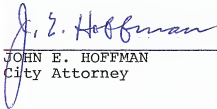
26 (a) An affirmative ("Do Pass") recommendation
27 by the Fort Wayne Redevelopment Commission,
28 after due hearing, analysis and study in ac-
29 cordance with the provisions of Division 6,
30 Article II, Chapter 2 of the Municipal Code
31 of the City of Fort Wayne, Indiana of 1974.
32

(b) Final confirmation hereof by due passage
upon the final vote hereon.

SECTION 3. That this Resolution shall be effective upon
passage and approval by the Mayor.


COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY JULY 2, 1980.


JOHN E. HOFFMAN
City Attorney

Read the first time in full and on motion by Esteban,
seconded by Talarico, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, 19____, the _____ day of _____,
at _____ o'clock _____ M., E.S.T.

DATE: 7-8-80

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Esteban,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (YEAT) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>7</u>	1	<u>1</u>	<u>1</u>	
BURNS		1	<u>X</u>		
EISBART	<u>X</u>				
GIAQUINTA	<u>X</u>				
NUCKOLS	<u>X</u>				
SCHMIDT, D.	<u>X</u>				
SCHMIDT, V.				<u>X</u>	
SCHOMBURG	<u>X</u>				
STIER	<u>X</u>				
TALARICO	<u>X</u>				

DATE: 9-9-80

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) No. B-70-80
on the 9th day of September, 1980.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

John Guckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 10th day of September, 1980, at the hour of
11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 12th day of Sept.
1980, at the hour of 10 o'clock A. M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

Hold Request: Gary
Wasson, redevelopment
9/12/80

BILL NO. R-80-07-08

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS ¹⁰ ~~TO~~ WHOM WAS REFERRED AN
ORDINANCE A Declaratory Resolution designating an "Urban
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN EISBART, CHAIRMAN

JOHN NUCKOLS, VICE CHAIRMAN

JAMES S. STIER

SAMUEL J. TALARICO

DONALD J. SCHMIDT

[Signature]
[Signature]
[Signature]
[Signature]

9-9-80
CONCURRED IN
DATE _____ CHARLES W. WESTERMAN, CITY CLERK



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk -- Room 122

June 20, 1980

Mr. John E. Hoffman
Attorney At Law
Hoffman, Moppert & Angel
Suite 1212
Anthony Wayne Bank Building
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from Mr. Joseph Dahm.

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman
City Clerk

CWW/mbv
Enclosures

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
1509 S. Calhoun St.
Fort Wayne, Indiana 46802

Street Boundaries (if applicable)
Calhoun St. & Baker St.

2. Legal Description of Property
Lot 55 Lot 56 W $\frac{1}{2}$
Lot 57 Hamilton 2nd Add.

3. Township Wayne
4. Taxing District _____
5. Current Zoning District _____
B3A
6. Variance Grant (if any) None

7. Owner(s) _____
Joseph J. Dahm
Edward M. Dahm
8. Address of Owner(s) _____
1509 S. Calhoun St.
Fort Wayne, Indiana 46802

9. Telephone Number _____
219-422-4702
10. Agent of Owner (if any) _____

11. Address _____

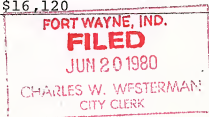
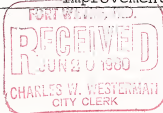
12. Telephone Number _____
13. Relationship of Agent to Owner _____
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) none

15. Current Use of Property
(a) How is property presently used? Automatic Car Wash

(b) What structure(s) (if any) are on the property? _____
Car wash building

(c) What is the condition of this structure/these structures? _____
Fair

16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? 56,200
(b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) 2,495.34
Land - \$11,730.00 Improvements - \$16,120



17. Description of Project Renovation of building; Beautification of Downtown area; Installation of new equipment to better serve our customers
18. Development Time Frame
(a) When will physical aspects of development or rehabilitation begin? June 1, 1980
(b) When is completion expected? July 1, 1980
19. Cost of project (not including land cost) \$350,000
20. Permanent Jobs Resulting from Completed Project
(a) How many permanent employees will be employed at or in connection with the project after it is completed? 15
(b) What kind of work will employees be engaged in? car washing
(c) How many jobs new to Fort Wayne will be created as a result of project completion? none
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) none
22. Undesirability for Normal Development
What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?
Upgrading of building and equipment
Remaining in Downtown area
Keeping up to date with Downtown revitalization
Better serve our customers
23. Furtherance of City Development Objectives (circle letter and explain)
(a) Will the project improve utilization of vacant under-utilized land?
(b) Will the project improve or replace a deteriorated or obsolete structure? improve

(c) Will the project preserve a historically or architecturally significant structure? _____

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Keeping business in the downtown area.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Beautification of building & grounds

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes X No

25. Financing on Project

What is the status of financing connected with the project?

Partially financed from our own resources;

Requesting assistance from bank

I hereby certify that the information and representations on this Application are true and complete.

Edward M. Dahm
Signature(s) of Owner(s)

June 18, 1980
Date

CITY CLERK'S OFFICE
Room 122 City-County Bldg.
One East Main Street
Fort Wayne, Indiana 46802

NO. 5

Jan 30 19 88

RECEIVED FROM City of Fort Wayne

for the City of Fort Wayne DOLLARS

Account Total \$ 100.00

Amount Paid \$ 0.00

Balance Due \$ 100.00

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT
RECOMMENDING TO THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE ADOPTION OF THE
DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution, and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lots 93,94,95,96, East $\frac{1}{2}$
of 97, East $\frac{1}{2}$ of 129, 130 and
131 and the vacated alley adjoining
in Samuel Hanna 1st Addition to the
City of Fort Wayne, Indiana, accord-
ing to the recorded plat thereof,

located at and commonly known as:

300 East Washington Boulevard
Fort Wayne, Allen County, Indiana

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

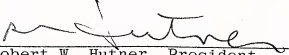
- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.


ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:00 P.M. (EST) on August 11, 1980 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

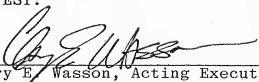
By


Robert W. Huthner, President

By


Hana L. Stith, Secretary

ATTEST:


Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission,
do hereby certify that the attached Resolution is a true and
correct copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment,
held on the 11th day of August, 1980 at
7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this.

11th day of August, 1980.

Hana L. Stith
Hana L. Stith, Secretary

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT
RECOMMENDING TO THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE ADOPTION OF THE
DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lots 93,94,95,96, East $\frac{1}{2}$
of 97, East $\frac{1}{2}$ of 129, 130 and
131 and the vacated alley adjoining
in Samuel Hanna 1st Addition to the
City of Fort Wayne, Indiana, accord-
ing to the recorded plat thereof,

located at and commonly known as:

300 East Washington Boulevard
Fort Wayne, Allen County, Indiana

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

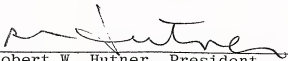
- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

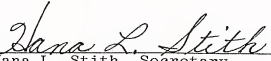
ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:00 P.M. (EST) on August 11, 1980 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

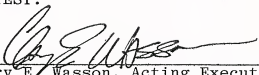
By


Robert W. Hutner, President

By


Hana L. Stith, Secretary

ATTEST:


Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission,
do hereby certify that the attached Resolution is a true and
correct copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment,
held on the 11th day of August, 1980 at
7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this.

11th day of August, 1980.

Hana L. Stith
Hana L. Stith, Secretary

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT
RECOMMENDING TO THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE ADOPTION OF THE
DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution, and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lots 93,94,95,96, East $\frac{1}{2}$
of 97, East $\frac{1}{2}$ of 129, 130 and
131 and the vacated alley adjoining
in Samuel Hanna 1st Addition to the
City of Fort Wayne, Indiana, accord-
ing to the recorded plat thereof,

located at and commonly known as:

300 East Washington Boulevard
Fort Wayne, Allen County, Indiana

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

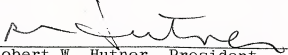
- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.


ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:00 P.M. (EST) on August 11, 1980 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

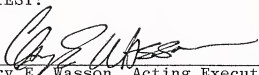
By


Robert W. Hutner, President

By


Hana L. Stith, Secretary

ATTEST:


Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission,
do hereby certify that the attached Resolution is a true and
correct copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment,
held on the 11th day of August, 1980 at
7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this.

11th day of August, 1980.

Hana L. Stith
Hana L. Stith, Secretary

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: August 13, 1980
TO: Councilman Benjamin A. Eisbart, Chairman,
Council Committee on Regulations
FROM: Gary E. Wasson, Acting Executive Director
SUBJECT: City Council Bill No. R-80-06-19
Tax Abatement - 300 East Washington Blvd.

Background

On June 24, 1980, Declaratory Resolution No. 80-06-19 was introduced in City Council requesting designation of the property located at 300 East Washington Boulevard (Holiday Inn) as an "urban development area" for purposes of tax abatement. The Resolution was referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for public hearing and recommendation.

Action

The Fort Wayne Redevelopment Commission conducted the public hearing on August 11, 1980 did adopt the attached Resolution No. 80-57 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lots 93, 94, 95, 96, East 1/2 of 129, 130 and 131 and the vacated alley adjoining in Samuel Hanna's 1st Addition to the City of Fort Wayne, Indiana, located and commonly known as:

300 East Washington Boulevard
Fort Wayne, Indiana 46802

as an "urban development area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff reviewed the aforementioned Application and found that:

The owners are currently completing the renovations of the old Sheraton Hotel which has remained vacant since a fire five years ago. The project will cost in excess of \$5,000,000 and when completed will employ 150 persons in the 228 room facility.

It was the opinion of the Commission that the property at 300 East Washington Boulevard qualifies as an "urban development area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the Central-Walter-Sunbelt Partnerships Proposal, are as follows:

- (a) effective utilization of vacant or under-utilized land;
- (b) downtown conservation and stabilization;

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: August 13, 1980
TO: Councilman Benjamin A. Eisbart, Chairman
FROM:
SUBJECT: Page 2

- (c) improvement in the physical appearance of the City;
- (d) rehabilitation of an obsolete or deteriorated structure; and
- (e) increase in employment

Additional positive weight should be given to this proposal since:

1. The property is within the area previously determined by the Commission in the Downtown First State Development Studies as being under-utilized.

If you have any further questions please call this office.

GEW/jb

Attachment

**FORT WAYNE
REDEVELOPMENT
COMMISSION**



DATE PROJECT TITLE

Tax Abatement

Aug. 1980

SCALE

300 E. Washington

CENTRAL - WALTER - SUNBELT

(HOLIDAY INN - DOWNTOWN)

Washington

Barr

Lafayette

Jefferson

DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution

R-80-07-08

DEPARTMENT REQUESTING ORDINANCE: City Clerk's Office

SYNOPSIS OF ORDINANCE: A Declaratory Resolution designating an "Urban
Development Area" under I.C. 6-1.1-12.1.

EFFECT OF PASSAGE: Renovation of building; beautification of downtown
area; installation of new equipment to better serve citizens.

EFFECT OF NON-PASSAGE: Non-renovation of facilities.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): Reduction in real
estate taxes on improvement on reducing percentage over ten years per
I.C. 6-1.1-12.1-4.

ASSIGNED TO COMMITTEE: Regulations